

**PLANNING BOARD SPECIAL MEETING
THURSDAY, JULY 22, 2010**

PRESENT: Chairman William Flood
 Tony Robustelli
 Peter Clair
 Norm Fontaine
 James Walsh
 George Fenn
 Michael Hayes, Attorney
 Michael Soyka, Consulting Engineer

ABSENT: Nina Peek

Chairman Flood called the Special Planning Board Meeting for July 22, 2010 to order at 7:06 P.M.

PUBLIC HEARINGS:

Hudson River Health Care Site Plan Route 343, Amenia, NY

MOTION TO OPEN THE PUBLIC HEARING FOR HUDSON RIVER HEALTH CARE was made by James Walsh, seconded by Peter Clair

Rich Lanzarone, Morgan Construction representing the applicant gave the audience an overview of the project and answers to items that were suggested by the Board members at the last Board meeting. He showed the existing building with the addition at the rear of the building and the plans to re-do the entire parking area. There will be a 100' buffer around the wetlands. The parking lot will be brought up to current engineering standards as well as adding additional parking spaces bringing the total spaces to 53. Currently the runoff from the parking lot misses the catch basins so two gravel filled trenches have been created on each side of the building. In addition, there will be landscaping along Route 343 to screen the building from the road, featuring a 3' stone wall with substantial shrubbery behind the wall. This shrubbery will be maintained at 5'. The building will have an exterior of rough saw pine stained dark red with a silver galvanized roof. Taking into consideration the comments from the Board, the sign has been significantly reduced according to Town code.

PUBLIC COMMENTS:

Vickie Benjamin – neighbor to the east voiced her concerns:

- Drainage issue
- The trees between the house and office as it stands now – natural barrier not be disturbed
- The exterior lighting. Some type of shield on the lights
- What hours and days will the construction be done.
- What is the height and length of the building?

Rich Lazarone stated

- There will be a filtration trench on each side to help with drainage. The parking lot will be pitched so the water will go to the trench.
- They will not disturb any vegetation on the sides.
- A lighting plan has been submitted to Photometrics and the Town's Engineer will review it. The fixtures will be shielded and will follow Town Code. The lights will be directed toward the ground.
- Construction will take place during normal business hours; Monday thru Friday with possibly a Saturday.

Eve Delao – neighbor to the west stated her concerns were the same as Ms. Benjamin.

Chairman Flood stated that the applicant has worked very hard to get this project done, going over with the Engineers and Dr. Klemens. Mr. Lazarone stated that the back of the property is wetlands which are habitat for the Bog Turtle. This area will be maintained as a conservation area. There will be 3 trees in front that will come out as they are not healthy.

Audience Member: Why do cars need to be screened from Route 343?

Chairman Flood stated that parking should be in the rear of the building; however with the site this cannot be done. County Planning oversees the Town Zoning and they want parking in the rear of the building. With the additional screening in the front, it makes the building more presentable from the roadway.

Vickie Benjamin: Still feels this part of Route 343 should be a no passing zone.

Michael Hayes told her that this is a Town Board matter. It needs to be brought to their attention for the Town Board to send a letter to DOT.

A letter was received from New York State Watershed, Toni Shebanoff. Their concerns have all been addressed. The letter was put in the file.

Nancy Loracella – What are the hours H.V.H.C. will be open.

The hours of operation are from 8 A.M. to 6 P.M. and will not change.

MOTION TO CLOSE THE PUBLIC HEARING was made by Norm Fontaine, seconded by James Walsh

ALL IN FAVOR - MOTION CARRIED

MOTION TO APPROVE THE SITE PLAN FOR HUDON RIVER HEALTH CARE was made by James Walsh, seconded by George Fenn

ALL IN FAVOR - MOTION CARRIED

Lippincott/Cawley

Tower Hill Road

**Limited Development
Subdivision**

Michael Soyka went over his letter to the Board dated July 21, 2010. See attached letter.

MOTION TO OPEN THE PUBLIC HEARING FOR LIPPINCOTT/CAWLEY was made by Peter Clair, seconded by Tony Robustelli

PUBLIC COMMENTS:

Doug McRoberts – How is the property going to be divided? Is this the only subdivision that can be done?

Kirk Horton showed Mr. McRoberts the map as to where the property will be divided. There will only be this one subdivision

MOTION TO ADJOURN THE PUBLIC HEARING UNTIL THE MEETING OF SEPTEMBER 2, 2010 was made by James Walsh, seconded by Norm Fontaine

ALL IN FAVOR - MOTION CARRIED

Kirk Horton asked about the paving of 1500' of driveway? Michael Hayes said the applicant must speak with the Engineer and then come back to the Board. Mr. Hayes continued under the Conservation Easement you will need Dutchess Land Conservancy

approval, which should be granted if it is for erosion control purposes. Mr. Horton continued there is no way the driveway can be brought down to 12% grade. Mike Soyka pointed out if the disturbance is more than 5 acres, an Erosion and Sediment Control Plan, and a post-construction stormwater management plan must be done. If this cannot happen due to restraints of the site they must be noted, and when they present the Notice of Intent to NYSDEC they bring out the areas that cannot be satisfied and ask DEC for a dispensation for them. These are DEC rules not the Town. You must also note what will happen on Lot #1 in order to get site plan approval. Chairman Flood felt the Board should do a site visit in order to get a better understanding of the project. A letter from the Wassaic Fire Company is needed. They will return for the meeting of August 26, 2010.

REGULAR MEETING:

Deda Affordable Housing Project

Old Route 22

Amenia

Dan Wheeler represented the applicant for Deda Affordable Housing Project, gave an update on the project. Mr. Peter Marlow, Department of Health has given his verbal approval for 6 apartments – 2 per floor to meet affordable housing requirements. He then showed the Board the plans. A water flow test will be performed to make sure all is working. The Affordable Housing application is being worked on and will pay the application fee and escrow fee. Mr. Wheeler asked about the long form EAF. Michael Hayes stated for SEQRA there are three types of actions: Type 1, Type 2 and Unlisted. He explained the three types. Mr. Wheeler will do some research on this. Mr. Wheeler will submit the necessary materials so they can be on the agenda for August 26, 2010.

OTHER MATTERS:

Mike Delango

Route 343

Amenia, NY

Chairman Flood began by telling the Board Mr. Delango is planning to put an addition to his building to accommodate a new lift. Due to the fact that this is in the historical overlay, a site plan review must be done. A county referral is also needed as he is 500' from a state highway. Mr. Delango's engineer spoke to the Board telling them it was not an addition, just raising the roof. The roof will be 15' wide, 19' 6" long adding 4' high ceiling wall along the back side of the building. Michael Hayes continued due to the building being in the historic district, if there is any alteration to the roof the applicant must submit for minor site plan review. The Board will need a map or diagram footprint with elevations. They will return for the August 26, 2010 meeting.

MOTION TO CANCEL THE AUGUST 5, 2010 MEETING AND HOLD A SPECIAL MEETING AUGUST 26, 2010 was made by Norm Fontaine, seconded by James Walsh

ALL IN FAVOR - MOTION CARRIED

MOTION TO CLOSE THE PLANNING BOARD MEETING was made by Tony Robustelli, seconded by James Walsh

ALL IN FAVOR - MOTION CARRIED

Respectfully submitted,

Susan M. Metcalfe
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on July 22, 2010 and are not to be construed as the final official minutes until so approved.

_____Approved as read

_____X___Approved with: deletions, corrections and additions – two minor changes 08/26/2010